Ponak, Rich

From: Eugene Jubber <eugene@oc-rem.com>
Sent: Thursday, January 28, 2016 2:16 PM
To: Ponak, Rich
Subject: Wight Bay Condominium
Attachments: 5-19-15 Asbestos Testing.pdf; 6-19-15 ESI.pdf

Thank you for meeting with me today, as discussed please find the two report received from ESI following the work that was done at Wight Bay in the spring of 2015

Eugene Jubber, CMCA, AMS, PCAM
Community Association Manager
OC Real Estate Management Inc.
5901 Coastal Hwy Suite C
Ocean City MD 28142
Phone# 410-524-5781 ex 14
Fax# 410-524-5802

3/29/16 LM for Eugene Jubber 8:18am Cado (b) (6)

4/1/16 LM

6/29/16 LM

7/11/16 Spoke to Attny Jim Attwood, he said he would get me disposal records and scope of work

ESI Environmental Solutions, Inc.
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Monday, May 18, 2015

Wight Bay Condominiums
c/o OC Real Estate Management
Eugene Jubber
(b) Coastal Highway
Ocean City, MD21842

Ref: Wight Bay Condominiums
Randy Laye
(b) Coastal Highway
Ocean City, MD 21842

Dear Eugene and Randy,

I want to thank you for allowing ESI to assist you with your asbestos testing. There are many environmental companies to choose from, and we appreciate you selecting ESI. The following asbestos analyses for (b) Coastal Highway, Ocean City, MD 21842, are complete and findings are included.

Back Ground

The exterior wall covering tested positive for asbestos during the initial renovation project. Therefore, an abatement contractor was employed to remove the wall covering being impacted by the window and door replacement project. On May 12, 2015, ESI randomly tested the interior sheetrock and joint compound of the windows/doors being removed and replaced.

Once the window contractor began to install the new windows, a minimal amount of sheetrock from the interior bedroom windows needed to be removed. This sheetrock was not previously accessible or tested for asbestos. As a result, ESI conducted an air sample inside a unit that already had the doors and window replaced to determine if the abatement procedures were successful in restricting asbestos fibers to become airborne.

Observations

During the site visit, it was noted that the abatement contractor had proper containment barriers constructed with adequate signage. The abatement of the asbestos containing materials (ACM) was done by wetting the ACM prior and during the removal process. This action is required to reduce and or restrict the asbestos fibers from entering the breathable air space of the units in question. In addition to the wet method removal, the dust and debris was removed by HEPA vacuuming and damp wiping the abated areas.

Sampling Procedures

There are three main kinds of material according to EPA sampling guidelines. They are Surfacing Material, Thermal System Insulation, and Miscellaneous material. The classification bears implications for the number of samples to be taken. For Surfacing material, there's the 3-5-7 rule, which means 3 samples from less than 1,000 square feet area, 5 samples from 1,000 to 5,000 square feet area, and 7 samples from greater than 5,000 square feet area. For Thermal system material, with some exceptions, 3 samples should be taken for each homogeneous area. For Miscellaneous material, at least one sample should be taken from each homogeneous material.

The bulk samples were analyzed using the PLM EPA/600/R-93/116 Method using Polarized Light Microscopy. This method of analysis is a determination of asbestos in bulk building materials, which is intended to quantify asbestos in

amounts ranging from less than one percent to one hundred percent. Building materials containing greater than one percent asbestos fibers are considered regulated asbestos containing materials (ACM).

Wipe sampling was conducted in accordance with ASTM D6480 test method. This test method is used for the general testing of surfaces for asbestos. It is used to assist in the evaluation of surfaces in buildings. This test method provides the concentration of asbestos structures per unit in the area sampled. This is derived from a quantitative measure of the number of asbestos structures detected during analysis.

The technique used for the air sampling test was NIOSH Method 7402. Using a 25- mm, three-piece cassette with 45-µm+5.0 µm MCE Filters, a total of 1200/L of air was collected @ 10L/per min. Using Transmission Electron Microscopy (TEM) for laboratory analysis, which is the most accurate and preferred method of analysis of asbestos. TEM allows the analyst to distinguish between asbestos fibers and other kinds of fibers, which may be present in the air. In addition, TEM allows the analyst to detect thin asbestos fibers, as well as count short fibers.

Sampling Results

Base on the enclosed analysis from the bulk sampling of (PACM) there was NO asbestos detected in the sheetrock of the units tested. However, 3% Chrysotile was detected in the joint compound of the following units; (b) (6) and (b) and is assumed to be present is all 136 units. (See lab results SanAir ID#: 15013328)

In addition to the random bulk sampling, one (1) Transmission Electron Microscopy (TEM) dust wipe surface sample was collected to determine if any asbestos fibers settled on the interior window sill of unit (b). The attached lab results indicate there were NO asbestos fibers were detected. (See lab results SanAir ID#: 15013364)

The TEM asbestos air sample from unit (b) which previously had the door and windows replaced indicated NO asbestos fibers were detected. (See lab results SanAir ID#: 15013361)

Recommendations

Although the abatement procedures appear to be successful in restricting asbestos fibers from becoming friable and air borne, we highly recommend taping 6 mil plastic on the interior windows when removing any ACM from the window and door surrounds.

Based upon the May 12, 2015 observations and the attached lab results indicating no asbestos fibers were released into the breathable air space of unit (b) at the end of the project; I suggest randomly testing the air of 13 units, which is approximately 10% of the project, to ensure the owners of Wight Bay that asbestos fibers have not cross contaminated their units. Alternatively, you could test only the units that request clearance sampling, but not to exceed 10% of the project.

Respectfully,

Patrick Wilson (License Number: 123375)
Environmental Solutions, Inc.

SanAir Technologies Laboratory, Inc.

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SanAir ID Number
15013361
FINAL REPORT

Name: Environmental Solutions, Inc
Address: 534-A Deale Road
Deale, MD 20751

Project Number: [b]
P.O. Number: PFW
Project Name: Wight Bay

Collected Date: 5/12/2015
Received Date: 5/13/2015 10:15:00 AM
Report Date: 5/18/2015 12:03:13 PM
Analyst: Sobrino, Sandra

Asbestos Air TEM NIOSH 7402

Sample	Volume (Liters)	Non Asb	PCM f/cc	TEM Asbestos Type	Asbestos Fibers	% of Asbestos	TEM f/cc	Analytical Sensitivity
CL629243 15013361-001	1200 [b] Dining Rm.	0	0.002	None Detected		0 %	< 0.002	0.001 f/cc

Sample	Volume (Liters)	Non Asb	PCM f/cc	TEM Asbestos Type	Asbestos Fibers	% of Asbestos	TEM f/cc	Analytical Sensitivity
CL629318 15013361-002	1200 [b] Blank		0	Field Blank				

Certification

Signature: Sandra Sobrino Reviewed:
Date: 5/18/2015 Date: 5/18/2015

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SanAir ID Number
15013328
FINAL REPORT

Name: Environmental Solutions, Inc
Address: 534-A Deale Road
Deale, MD 20751

Project Number:
P.O. Number: PFW
Project Name: Wight Bay

Collected Date: 5/12/2015
Received Date: 5/13/2015 10:15:00 AM
Report Date: 5/15/2015 5:22:46 PM
Analyst: Childress, Susan

Asbestos Bulk PLM EPA 600/R-93/116

SanAir ID / Description	Stereoscopic Appearance	Components % Fibrous	% Non-Fibrous	Asbestos Fibers
1 / 15013328-001 (b) DW-JC Window, Drywall	Off-White Non-Fibrous Homogeneous	2% Cellulose	98% Other	None Detected
1 / 15013328-001 (b) DW-JC Window, Joint Compound	White Non-Fibrous Homogeneous		97% Other	3% Chrysotile

SanAir ID / Description	Stereoscopic Appearance	Components % Fibrous	% Non-Fibrous	Asbestos Fibers
2 / 15013328-002 (b) DW-JC Window, Drywall	Off-White Non-Fibrous Homogeneous	2% Cellulose	98% Other	None Detected
2 / 15013328-002 (b) DW-JC Window, Joint Compound	White Non-Fibrous Homogeneous		97% Other	3% Chrysotile

SanAir ID / Description	Stereoscopic Appearance	Components % Fibrous	% Non-Fibrous	Asbestos Fibers
3 / 15013328-003 (b) DW-JC Window, Drywall	Off-White Non-Fibrous Homogeneous	2% Cellulose	98% Other	None Detected
3 / 15013328-003 (b) DW-JC Window, Joint Compound	White Non-Fibrous Homogeneous		97% Other	3% Chrysotile

SanAir ID / Description	Stereoscopic Appearance	Components % Fibrous	% Non-Fibrous	Asbestos Fibers
4 / 15013328-004 (b) DW-JC Window, Drywall	Off-White Non-Fibrous Homogeneous	2% Cellulose	98% Other	None Detected
4 / 15013328-004 (b) DW-JC Window, Joint Compound	White Non-Fibrous Homogeneous		97% Other	3% Chrysotile

SanAir ID / Description	Stereoscopic Appearance	Components % Fibrous	% Non-Fibrous	Asbestos Fibers
5 / 15013328-005 (b) DW-JC Window, Drywall	Off-White Non-Fibrous Homogeneous	2% Cellulose	98% Other	None Detected
5 / 15013328-005 (b) DW-JC Window, Joint Compound	White Non-Fibrous Homogeneous		97% Other	3% Chrysotile

Certification

Signature: Susan L. Childress
Date: 5/15/2015

Reviewed:
Date: 5/15/2015

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SanAir ID Number
15013328
FINAL REPORT

Name: Environmental Solutions, Inc
Address: 534-A Deale Road
Deale, MD 20751

Project Number:
P.O. Number: PFW
Project Name: Wight Bay

Collected Date: 5/12/2015
Received Date: 5/13/2015 10:15:00 AM
Report Date: 5/15/2015 5:22:46 PM
Analyst: Childress, Susan

Asbestos Bulk PLM EPA 600/R-93/116

SanAir ID / Description	Stereoscopic Appearance	Components % Fibrous	Components % Non-Fibrous	Asbestos Fibers
6 / 15013328-006 (fb) DW-JC Window, Drywall	Off-White Non-Fibrous Homogeneous	2% Cellulose	98% Other	None Detected
6 / 15013328-006 (fb) DW-JC Window, Joint Compound	White Non-Fibrous Homogeneous		97% Other	3% Chrysotile

SanAir ID / Description	Stereoscopic Appearance	Components % Fibrous	Components % Non-Fibrous	Asbestos Fibers
7 / 15013328-007 (fb) DW-JC Window, Drywall	Off-White Non-Fibrous Homogeneous	2% Cellulose	98% Other	None Detected
7 / 15013328-007 (fb) DW-JC Window, Joint Compound	White Non-Fibrous Homogeneous		97% Other	3% Chrysotile

SanAir ID / Description	Stereoscopic Appearance	Components % Fibrous	Components % Non-Fibrous	Asbestos Fibers
8 / 15013328-008 (fb) DW-JC Window, Drywall	Off-White Non-Fibrous Homogeneous	2% Cellulose	98% Other	None Detected
8 / 15013328-008 (fb) DW-JC Window, Joint Compound	White Non-Fibrous Homogeneous		97% Other	3% Chrysotile

SanAir ID / Description	Stereoscopic Appearance	Components % Fibrous	Components % Non-Fibrous	Asbestos Fibers
9 / 15013328-009 (fb) DW-JC Window, Drywall	Off-White Non-Fibrous Homogeneous	2% Cellulose	98% Other	None Detected
9 / 15013328-009 (fb) DW-JC Window, Joint Compound	White Non-Fibrous Homogeneous		97% Other	3% Chrysotile

SanAir ID / Description	Stereoscopic Appearance	Components % Fibrous	Components % Non-Fibrous	Asbestos Fibers
10 / 15013328-010 (fb) DW-JC Window, Drywall	Off-White Non-Fibrous Homogeneous	2% Cellulose	98% Other	None Detected
10 / 15013328-010 (fb) DW-JC Window, Joint Compound	White Non-Fibrous Homogeneous		97% Other	3% Chrysotile

Certification

Signature: Susan P. Childress
Date: 5/15/2015

Reviewed:
Date: 5/15/2015

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SanAir ID Number
15013328
FINAL REPORT

Name: Environmental Solutions, Inc
Address: 534-A Deale Road
Deale, MD 20751

Project Number:
P.O. Number: PFW
Project Name: Wight Bay

Collected Date: 5/12/2015
Received Date: 5/13/2015 10:15:00 AM
Report Date: 5/15/2015 5:22:46 PM
Analyst: Childress, Susan

Asbestos Bulk PLM EPA 600/R-93/116

SanAir ID / Description	Stereoscopic Appearance	Components % Fibrous	% Non-Fibrous	Asbestos Fibers
11 / 15013328-011 (fn) DW-JC Window, Drywall	Off-White Non-Fibrous Homogeneous	2% Cellulose	98% Other	None Detected
11 / 15013328-011 (fn) DW-JC Window, Joint Compound	White Non-Fibrous Homogeneous		97% Other	3% Chrysotile

SanAir ID / Description	Stereoscopic Appearance	Components % Fibrous	% Non-Fibrous	Asbestos Fibers
12 / 15013328-012 (fn) DW-JC Window, Drywall	Off-White Non-Fibrous Homogeneous	2% Cellulose	98% Other	None Detected
12 / 15013328-012 (fn) DW-JC Window, Joint Compound	White Non-Fibrous Homogeneous		97% Other	3% Chrysotile

Certification

Signature: Susan L. Childress
Date: 5/15/2015

Reviewed:
Date: 5/15/2015

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SanAir ID Number
15013364
FINAL REPORT

Name: Environmental Solutions, Inc
Address: 534-A Deale Road
Deale, MD 20751

Project Number: (b)
P.O. Number: PFW
Project Name: Wight Bay

Collected Date: 5/12/2015
Received Date: 5/13/2015 10:15:00 AM
Report Date: 5/18/2015 9:40:06 AM
Analyst: Sobrino, Sandra

Asbestos TEM Wipe ASTM 6480

Sample	Location	Area (cm^2)	Non Asbestos	Asbestos Type	Asbestos Structures	Analytical Sensitivity	Asbestos Concentration (s/cm^2)
1 15013364-001	(b) Window Sill	100	< 3	None Detected		781.25	< 2344

Certification

Signature: Sandra Sobrino
Date: 5/18/2015

Reviewed:
Date: 5/18/2015

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Friday, June 19, 2015

OC Real Estate Management
(b) Coastal Highway
Ocean City, MD 21842

Dear Randy,

I want to thank you for allowing ESI to assist you with your property. There are many environmental companies to choose from, and we appreciate you selecting ESI. The following asbestos analyses for(**Coastal Highway, Ocean City, MD 21842,** are complete and findings are included.

On 06/11/2015, Environmental Solutions conducted a Negative Exposure Assessment (NEA) for 15 units of an asbestos abatement project that was completed at the above address. The units tested included (b), (b) (6) and (b).

The 15 air samples were collected using Transmission Electron Microscopy (TEM) for laboratory analysis, which is the most accurate and preferred method of analysis of asbestos air samples. TEM allows the analyst to distinguish between asbestos fibers and other kinds of fibers, which may be present in the air. In addition, TEM allows the analyst to detect thin asbestos fibers, as well as count short fibers. The samples were delivered to a third-party laboratory for analysis.

The technique used for this test was NIOSH Method 7402. Using 25-mm, three-piece cassette with 45-µm+5.0 µm MCE Filters. A total of 1200/L of air was collected for each cassette sample.

The enclosed lab results indicate **no** asbestos fibers were detected in any of the air samples submitted for TEM analysis. Please refer to the enclosed lab results SanAir ID#: 15016921Asbestos Air TEM NIOSH 7402.

Respectfully,

Patrick Wilson (License Number:127099)
Environmental Solutions, Inc.

Report Limitations
All the professional opinions presented in this report are based solely on the scope of work conducted and sources referred to in our report. The data presented by ESI in this report was collected and analyzed using generally accepted industry methods and practices at the time the report was generated. This report represents the conditions, locations and materials that were observed at the time the fieldwork was conducted. The scope of work for this project did not include an assessment of other environmental conditions which could exist on the property. No inferences regarding other conditions, locations or materials at any other time may be made based on the contact of this report. No warranty is made. ESI liability and that of its contractors and subcontractors shall not exceed the total fee paid by the client to ESI. This report was prepared for the sole use of our client. The use of this report by anyone other than our client or ESI is strictly prohibited without the expressed written consent of either. Portions of this report may not be used independently of the entire report.

SanAir Technologies Laboratory

Analysis Report

prepared for

Environmental Solutions, Inc

Report Date: 6/19/2015
Project Name: (b) [redacted] Coastal Highway
Project #: White Bay Condo
SanAir ID#: 15016921

NVLAP LAB CODE 200870-0

Virginia SBE Certification # 652931

Texas Licensed Mold Analysis Laboratory License # LAB0166

SanAir Technologies Laboratory

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SanAir ID Number
15016921
FINAL REPORT

Name: Environmental Solutions, Inc
Address: 534-A Deale Road
Deale, MD 20751

Project Number: White Bay Condo
P.O. Number: PFW
Project Name: 4709 Coastal Highway

Collected Date: 6/11/2015
Received Date: 6/12/2015 10:25:00 AM
Report Date: 6/19/2015 12:17:30 PM
Analyst: Sobrino, Sandra

Asbestos Air TEM NIOSH 7402

Sample	Volume (Liters)	Non Asb	PCM f/cc	TEM Asbestos Type	Asbestos Fibers	% of Asbestos	TEM f/cc	Analytical Sensitivity
CG044810 15016921-001	1200 Unit (b)	0	0.002	None Detected		0 %	< 0.002	0.001 f/cc
CG044812 15016921-002	1200 Unit (b)	0	0.002	None Detected		0 %	< 0.002	0.001 f/cc
CG044805 15016921-003	1200 Unit (b)	2	0.002	None Detected		0 %	< 0.002	0.001 f/cc
CG044799 15016921-004	1200 Unit (b	0	0.002	None Detected		0 %	< 0.002	0.001 f/cc
CG044800 15016921-005	1200 Unit (b)	1	0.002	None Detected		0 %	< 0.002	0.001 f/cc
CG044815 15016921-006	1200 Unit (b	0	0.002	None Detected		0 %	< 0.002	0.001 f/cc
CG044832 15016921-007	1200 Unit (b)	1	0.002	None Detected		0 %	< 0.002	0.001 f/cc
CG044817 15016921-008	1200 Unit (b)	0	0.002	None Detected		0 %	< 0.002	0.001 f/cc

Certification

Signature: Sandra Sobrino
Date: 6/19/2015

Reviewed:
Date: 6/19/2015

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SanAir ID Number
15016921
FINAL REPORT

Name: Environmental Solutions, Inc
Address: 534-A Deale Road
Deale, MD 20751

Project Number: White Bay Condo
P.O. Number: PFW
Project Name: (b) Coastal Highway

Collected Date: 6/11/2015
Received Date: 6/12/2015 10:25:00 AM
Report Date: 6/19/2015 12:17:30 PM
Analyst: Sobrino, Sandra

Asbestos Air TEM NIOSH 7402

Sample	Volume (Liters)	Non Asb	PCM f/cc	TEM Asbestos Type	Asbestos Fibers	% of Asbestos	TEM f/cc	Analytical Sensitivity
CG044827 15016921-009	1200 Unit (b)	0	0.002	None Detected		0 %	< 0.002	0.001 f/cc
CG044834 15016921-010	1200 Unit (b)	0	0.002	None Detected		0 %	< 0.002	0.001 f/cc
CG044858 15016921-011	1200 Unit (b)	0	0.002	None Detected		0 %	< 0.002	0.001 f/cc
CG044767 15016921-012	1200 Unit (b)	0	0.002	None Detected		0 %	< 0.002	0.001 f/cc
CG044774 15016921-013	1200 Unit (b)	0	0.002	None Detected		0 %	< 0.002	0.001 f/cc
CG044845 15016921-014	1200 Unit (b)	0	0.002	None Detected		0 %	< 0.002	0.001 f/cc
CG044793 15016921-015	1200 Unit (b)	0	0.002	None Detected		0 %	< 0.002	0.001 f/cc
CG044780 15016921-016	0 Blank #1		0	Field Blank				

Certification

Signature: Sandra Sobrino
Date: 6/19/2015

Reviewed:
Date: 6/19/2015

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SanAir ID Number
15016921
FINAL REPORT

Name: Environmental Solutions, Inc
Address: 534-A Deale Road
Deale, MD 20751

Project Number: White Bay Condo
P.O. Number: PFW
Project Name: (b) Coastal Highway

Collected Date: 6/11/2015
Received Date: 6/12/2015 10:25:00 AM
Report Date: 6/19/2015 12:17:30 PM
Analyst: Sobrino, Sandra

Asbestos Air TEM NIOSH 7402

Sample	Volume (Liters)	Non Asb	PCM f/cc	TEM Asbestos Type	Asbestos Fibers	% of Asbestos	TEM f/cc	Analytical Sensitivity
CG044824 15016921-017	**0 Blank #2**		**0**	**Field Blank**				

Certification

Signature: Sandra Sobrino Reviewed:

Date: 6/19/2015 Date: 6/19/2015